

FAIRVIEW TOWNSHIP PLANNING COMMISSION

July 7, 2009

CALL TO ORDER

Chairman Michael A. Powers called the meeting to order at 7:00 P.M.

ROLL CALL

Present: Michael A. Powers, Chairman
Bernard J. Coleman, Vice-Chairman
Robert P. Stanley, Jr., Member
Anne K. Anderson, Member
Michael Hess, P.E., for The ARRO Group, Township Engineer
Stephen M. Waller, Fairview Township Codes Administration Officer

Absent: Michael E. Thompson, Member

APPROVAL OF MINUTES

Mr. Coleman made a motion, seconded by Mr. Stanley, to recommend approval of the minutes for the June 2, 2009, Planning Commission meeting. Vote on the motion: All yes. The motion carried.

DISCUSSION AND CORRESPONDENCE

1. Presentation of the proposed revised Flood Plains Ordinance

Mr. Waller presented the Planning Commission with a draft copy of the revised Flood Plains Ordinance. The revised Ordinance will be in conjunction the HUD, 2009 Flood Plain maps. The draft copy of the ordinance is for review and input at a future meeting.

2. Comments on the Comprehensive Plan presentation of June 2, 2009, by Mrs. Anderson,

I appreciate the presentation; it was very professional and well prepared. I agree with the conclusions in the report, but not with the recommendation. Basically, if the available residential land in the Township was completely developed, the result will be increased taxes and burdens on the community services. I also understand that a mechanism to offset the costs of services for the residential properties in the Township is to have a balance with Commercial Development. It was very clear that the residents want to retain the agricultural nature of a good portion of the Township.

I live between the two parcels that were identified to potentially be changed from Residential Zoning to Commercial Zoning. I understand the rationale - that public sewer and water infrastructure is "nearby" and the connection to Lower Allen Township. But a few key components were overlooked. First the roadway infrastructure is not in place and the Township has no mechanism to require developers to construct the roadways to serve their developments. Second, these parcel are adjacent to existing residential developments that would be negatively affected by Commercial Development.

My perception of Fairview Township is that it has many strengths. There is a mix of Residential, Commercial and Industrial uses. An excellent location at the intersection of Rt 83 and the PA Turnpike. It is adjacent to the Borough of New Cumberland that has a nice downtown area. It has great scenery and considerable agricultural land. I love it here for all those reasons. The Comprehensive Plan offers an opportunity to assess the strengths and weaknesses and prepare a plan to capitalize on both. The major factors that I thought were missing are 1) the Township has under-utilized Commercially Zoned Lands. I'm not sure how to encourage the development and re-development of the areas that are already Zoned Commercial but are under-utilized, perhaps special Zoning. 2) There is no "Town

Center". The first thing that comes to my mind is a natural extension of Bridge Street in New Cumberland into Fairview Township. There are many opportunities with the Giant, the Airport, and the "available" land that could be developed as more of a Town Center. 3) The Township has no mechanism to require developers to contribute their "fair-share" to the increased burden on Township services and infrastructure. One mechanism that is available that I don't think the Township has taken advantage of is the Transportation Impact Fees.

My thought is that the Township should first encourage or facilitate the development and re-development of the Commercial areas that have the infrastructure and the access to major transportation routes.

SKETCH PLANS

There being no Sketch Plans, Mr. Powers moved to Subdivision Plans

SUBDIVISION PLANS

1. Final Subdivision Plan for Traver's Roost – Pinetown Road – 15 Lots

Mr. Waller presented the plan to the Planning Commission.

Mr. Hess discussed the Township Engineer's comments.

Subdivision and Land Development

1. Certifications of accuracy must be signed and sealed by the responsible professional(s). (22-402.1.L). Certification of accuracy must be dated after the last plan revision.
2. Certification of ownership and dedicatory statement must be signed and notarized by the owner(s). (22-402.1.M).
3. The applicant shall pay a fee in lieu of dedication of park and recreational land. (22-613.2.)

Outside Agency Approvals

4. Highway Occupancy Permits are required for the proposed driveway connections to S.R. 4024. PennDOT has indicated in a meeting with Township staff and the developer, that the proposed number of driveways will not be permitted on Pinetown Road (S.R. 4024)
5. Sewage planning module approval or exemption is required.
6. The Township SEO shall review and approve all on site treatment facilities. (22-610.1.D.(4))

General Recommendations

7. The plan will not be approved unless the application is in compliance with Resolution 2008-13.

The Plan was represented by Timothy Mellott, PE. Mr. Mellott indicated the developer will obtain an HOP as each lot is developed.

MOTION ON THE PLAN

Mr. Stanley made a motion, seconded by Mr. Coleman, to recommend approval of the plan to the Board of Supervisors contingent on Subdivision and Land Development comments 1, 2

and 3; Outside Agencies comments 4, 5 and 6 and the General Recommendation comment.
Vote

SITE/LAND DEVELOPMENT PLANS

There being no Site or Land Development Plans, Mr. Powers moved to Old Business

OLD BUSINESS

There being no Old Business, Mr. Powers moved to New Business.

NEW BUSINESS

There being no New Business, Mr. Powers moved to the Zoning Hearing Board

ZONING HEARING BOARD

Case No. 2009-10: Paul H. Hoffman, 407 Water Street, New Cumberland, Pennsylvania 17011. The Applicant is requesting a variance pursuant to the Fairview Township Zoning Ordinance, Section 1304.1, the erection of a fence in the front yard greater than four (4) in height, and Section 1306.2, Yard Regulations. The Applicant lives on a corner lot and has road frontage on the front, side and rear yards. The Applicant wishes erect a six (6) foot fence in the side and rear yards for a play area for his children. The property is owned by the Applicants and is located in the Residential Village District.

Case No. 2009-11: Scott and Kathleen Webb, 10 Crisswell Court, Sterling, VA 20165.. The Applicants are requesting a variance pursuant to the Fairview Township Zoning Ordinance, Section 505.3, Lot Coverage and Section 505 (4), (5) and (6), Front, Side and Rear Yard Setbacks. The Applicants wish to construct a 255 square foot addition to the existing structure on a nonconforming lot, to provide handicap access to the structure from the driveway and to allow unobstructed access to the house from the front door. The property is owned by the Applicants and is located at 803 West Street, Lewisberry, PA 17339 and is in the Residential Single District.

Case No. 2009-12: Garrett Murphy, 260 Reeser Drive, York Haven, PA 17370. The Applicant is requesting a variance to the Fairview Township Zoning Ordinance, Section 405.2, Area Regulations, Lot Width, in the Residential Rural District. The Applicant wishes to subdivide the current four (4) acre lot into two (2) lots of approximately two (2) acres each. The current house will be located on one (1) lot. A second home will be constructed on the new lot. Each lot shall have a minimum of twenty-five (25) feet of frontage along the public roadway. The property is owned by Gary Keister, and is located at 591A Ridge Road, Lewisberry, PA 17339, and is in the Residential Rural District.

Case No. 2009-13: Michael and Jody Nazzaro, 505 Evergreen Road, New Cumberland PA 17070 and Kevin and Gail Fisher, 503 Evergreen Road, New Cumberland, PA 17070. The Applicants are requesting a variance to the Fairview Township Zoning Ordinance, Section 505.5, Area Regulations, Side Yard Setbacks. The Applicants wish to relocate the property line between 503 and 505 Evergreen Road twelve (12) feet into 503 Evergreen Road. The relocation of the side property line will eliminate an existing non-conforming shed on the 505 Evergreen Road, and create a non-conforming shed on the property of 503 Evergreen Road. The property is owned by the Applicants, and is located in the Residential Single District.

ADJOURNMENT

Mr. Coleman made a motion, seconded by Mr. Stanley, to adjourn the meeting at 7:13 PM.
Vote on the motion: All yes. The motion carried.